

## APPENDIX D

### RESOLUTIONS OF ADOPTION

#### BEFORE THE BOARD OF SUPERVISORS COUNTY OF PLACER, STATE OF CALIFORNIA

Resol No 94-237

In the matter of A RESOLUTION ADOPTING  
THE PLACER COUNTY GENERAL PLAN  
(GPA-299)

First Reading \_\_\_\_\_

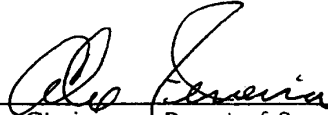
The following Resolution was duly passed by the Board of Supervisors of the County of Placer  
at a regular meeting held August 16, 1994, by the following vote  
on roll call

Ayes Ozenick, Lichau, Uhler, Ferreira

Noes Bloomfield

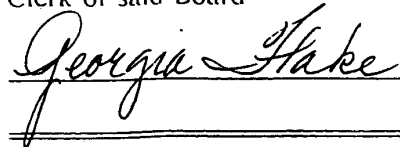
Absent. None

Signed and approved by me after its passage

  
Chairman, Board of Supervisors

Attest

Clerk of said Board

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF  
CALIFORNIA, DOES HEREBY RESOLVE:

WHEREAS, the Planning Commission of the County of Placer, State of California, has  
held public hearings in the time and manner prescribed by law to consider and make a  
recommendation to the Board of Supervisors on the Placer County General Plan (PCGP), and

WHEREAS, the Board of Supervisors of the County of Placer, State of California, has  
held public hearings in the time and manner prescribed by law to consider the adoption of the  
PCGP, and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, oral and written evidence of all individuals wishing to testify; and

WHEREAS, the Board of Supervisors finds that the PCGP conforms to all applicable sections of the California Government Code regarding general plan; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the PCGP in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the PCGP; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the accompanying Resolution; and

WHEREAS, the Board of Supervisors recognizes that the PCGP supersedes the previously adopted PCGP; and

WHEREAS, the Board of Supervisors finds that the PCGP is a comprehensive, long-term plan for the physical development of the County which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the PCGP is hereby adopted as shown in Exhibit A and B attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the following elements of the previously adopted General Plan are hereby superseded: Agricultural Element 1989, Aviation Plan, Economic Growth Analysis 1970, Conservation and Recreation Plan 1971, Scenic Highways Element 1977, Open Space and Conservation Plan 1973, Noise Element 1977, Seismic Safety and Safety Element 1977, and the Mineral Resource Conservation Plan 1984; and

BE IT FURTHER RESOLVED that the adoption of the Tinker Knob General Plan, the Westville General Plan, and the Lincoln Urban Area Comprehensive Plan are hereby rescinded, and

BE IT FURTHER RESOLVED that the Colfax General Plan is hereby amended to reflect the changes to the boundaries of the eastern portion of the Plan area as shown in the PCGP land use diagram. This amendment would only affect the land use diagram, and

BE IT FURTHER RESOLVED that the Loomis Basin General Plan is hereby amended to remove the Greenbrae and Aguilar Area (unincorporated island surrounded by the City of Rocklin) from the Loomis Basin General Plan and have the area placed within the County-wide General Plan as shown in the PCGP land use diagram, and

BE IT FURTHER RESOLVED that the Newcastle area as shown in the PCGP land use diagram is to be removed from the Auburn Area General Plan and the Loomis Basin General Plan and placed under the jurisdiction of the PCGP until such time as a Newcastle-Ophir Community Plan is adopted, and

BE IT FURTHER RESOLVED that all references to the current Safety and Noise Elements and the 1984 Housing Element (and any other of the older elements which are hereby rescinded) in the remaining community plans are hereby amended. A reference shall be inserted in each of the community plans to the appropriate section of the new County-wide General Plan Policy Document. This reference shall include language that where the Community Plan Noise Element provides a more restrictive noise threshold, the County-wide General Plan policy shall apply

This page was replaced as revised per the Planning Director.

Resolution 94-237 adopted to include revision.

MOTION Uhler/Lichau VOTE: 4:1 (Bloomfield No).

NOTE: REA-839 was adopted concurrently with this Resolution

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No 94-236

In the matter of: **A RESOLUTION TO CERTIFY  
THE PLACER COUNTY GENERAL PLAN EIR AND  
ADOPT THE FINDINGS (GPA-299)**

First Reading \_\_\_\_\_

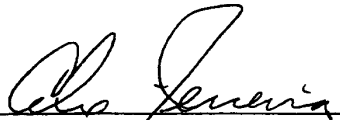
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call

Ayes: Ozenick, Lichau, Uhler, Ferreira

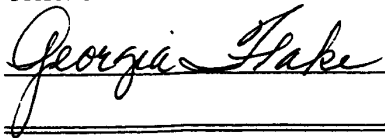
Noes: Bloomfield

Absent: None

Signed and approved by me after its passage.

  
\_\_\_\_\_  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board

  
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**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:**

WHEREAS, Placer County has proposed the adoption of a new Placer County General Plan (PCGP), and

WHEREAS, Placer County prepared an Initial Study, incorporated herein by this reference, determined that the project had the potential to adversely affect the environment, and determined that an Environmental Impact Report (EIR), would be required pursuant to the California Environmental Quality Act (CEQA), and

WHEREAS, a Notice of Preparation of an EIR was mailed to all responsible and affected agencies and interested persons pursuant to Public Resources Code Section 21080.4; and

WHEREAS, a Draft EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Ordinance of the Placer County Code; and

WHEREAS, a Notice of Completion of a Draft EIR was forwarded to the State Clearinghouse at the specified time pursuant to Public Resources Code Section 21161; and

WHEREAS, the County distributed copies of the Draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such persons and agencies; and

WHEREAS, the County also distributed a Notice of Availability for Public review of a Draft EIR to interested individuals and groups to provide additional public notice of the Draft EIR; and

WHEREAS, notice inviting comments on the Draft EIR was given in compliance with the State CEQA Guidelines Section 15085; and

WHEREAS, written and oral comments on the Draft EIR have been received and responses to those comments have been prepared and distributed to all persons commenting on the Draft EIR; and

WHEREAS, a Final EIR has been prepared in accordance with CEQA, notice provided, and copies submitted to the Board of Supervisors for their consideration; and

WHEREAS, the County has prepared a Statement of Overriding Considerations and a Mitigation Monitoring Plan;

NOW, THEREFORE, BE IT RESOLVED:

That the Board of Supervisors certifies that the PCGP Final EIR is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Ordinance, and that the Board of Supervisors has reviewed and considered the information contained in the Final EIR;

That the attached findings (Exhibit A) on potentially significant and significant impacts of the proposed project identified in the Final EIR are hereby adopted;

That the attached findings on project alternatives considered in the EIR are hereby adopted;

That the attached Statement of Overriding Considerations is hereby adopted,

That the attached Mitigation Monitoring Plan is hereby approved;

That upon approval and adoption of the project by the Board of Supervisors, the Planning Department is hereby directed to file a Notice of Determination with the County Clerk of Placer County and the State Clearinghouse, pursuant to the provisions of Section 21152 of the Public Resources Code and the State CEQA Guidelines adopted pursuant thereto.

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No. 94-238

In the matter of: **A RESOLUTION TO AMEND THE  
DRY CREEK/WEST PLACER COMMUNITY PLAN  
TO INCLUDE THE WEST PLACER SPECIFIC PLAN  
AREA (GPA-299)**

First Reading \_\_\_\_\_

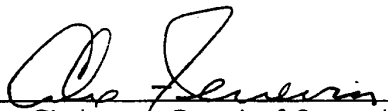
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call:

Ayes: Ozenick, Lichau, Uhler, Ferreira

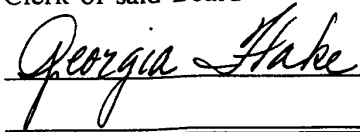
Noes: Bloomfield

Absent: None

Signed and approved by me after its passage.

  
\_\_\_\_\_  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board

  
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**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:**

WHEREAS, the Planning Commission and Board of Supervisors held public hearings as specified in the Resolution adopting the Placer County General Plan, and

WHEREAS, as a part of adoption of the Placer County General Plan, the Planning Commission and Board of Supervisors considered amendments to the Dry Creek/West Placer

Community Plan; and

WHEREAS, the Board of Supervisors has considered the recommendations of the Placer County Planning Commission, County staff, local community groups, other public agencies, and all members of the public who testified or submitted written comments; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan conforms to all applicable sections of the California Government Code regarding general and community plans; and

WHEREAS, an Environmental Impact Report was prepared and certified for the Placer County General Plan in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Board of Supervisors certifies that the Placer County General Plan Environmental Impact Report adequately addresses this amendment to the Dry Creek/West Placer Community Plan; and

WHEREAS, CEQA and State and County Guidelines adopted pursuant thereto require this Board to make certain findings where the EIR identifies one or more significant effects which would or could result from approval of the Plan; and

WHEREAS, the findings and overriding considerations relied upon by the Board are set forth in the certification and adopted findings done for the Placer County General Plan; and

WHEREAS, the Board of Supervisors finds that this amendment to the Dry Creek/West Placer Community Plan provides a comprehensive, long-term plan for the physical development of the area which will serve to protect and enhance the health, safety, peace, and general welfare of the residents of the Plan area and the County of Placer as a whole.

NOW, THEREFORE, BE IT RESOLVED that the Dry Creek/West Placer Community Plan is hereby amended to include the West Placer Specific Plan Area. This amendment, as shown in Exhibit 1 attached hereto, and incorporated herein by reference, includes standards for development in the specific plan area and changes to the text as well as amendments to all of the exhibits and the community plan land use diagram to reflect the specific plan area.

NOTE. REA-839 was adopted concurrently with this Resolution



## Exhibit 1

*The following discussion is to be added to the Dry Creek/West Placer Community Plan to address the area generally west of Watt Ave and south of Baseline Road. The Community Plan Land Use diagram and all appropriate exhibits will also be amended to designate the area as the West Placer Specific Plan Area. Additional minor text changes shall be made elsewhere in the Plan to reflect this amendment.*

The West Placer Specific Plan Area is located in the southwest corner of unincorporated Placer County, adjacent to the Sacramento and Sutter County lines and is the western-most half of the Dry Creek/West Placer Community Plan area. The Specific Plan Area is approximately four miles west of Roseville and 10 miles north of the City of Sacramento. The site is approximately 5,150 acres. The plan area is envisioned as a mixed-use community including residential, retail commercial, and business/professional uses, as well as public facilities such as parks, schools, and open space. This Specific Plan area was identified in the Dry Creek/West Placer Community Plan (1990) as an area to be examined as part of the Countywide General Plan Update and that update resulted in this designation for the area.

The West Placer Specific Plan Area shall be subject to the following development standards

1. Residential uses: A maximum of 14,132 dwelling units, although this number may not be realized due to site constraints, inclusion of buffers, and other factors that may limit developable land
2. Commercial and industrial uses: The following acreage shall serve as approximations of an acceptable mix of on-residential uses: a maximum of 80 acres of commercial, 160 acres of office and professional development, and up to 300 acres of professional/light industrial development.
3. Open space. Open space shall be provided for drainageways, floodplains, recreation areas, parks, undeveloped buffers, trail corridors, and natural areas.
4. Required buffers: Proposed development within the West Placer Specific Plan Area shall incorporate the following land use buffers, according to the standards of buffer zones contained in the Placer County General Plan, Part I (page 19).
  - Agricultural/Timberland
  - Industrial/Residential
  - Sensitive Habitat

In addition, the project shall include elements in its design which provide buffers between urban areas within the boundaries of the Specific Plan Area and rural residential development in Sacramento County

5. Transit: A public transit system shall consist initially of an express bus system and dedication of right-of-way corridor for possible future light rail transit with

a feeder bus network

6. Urban design: Development within the West Placer Specific Plan Area shall be planned and designed to comply with the following standards.

- a. Urban form. The specific plan and project plans for development shall provide for up to two mixed use, pedestrian-oriented village or towns and a single, larger town center. Village areas should be surrounded by buffer lands, low density single-family residential, and/or regional employment and commercial. Mixed use (commercial, professional office, and high density residential) nodes, commercial centers, and regional employment areas are to be established at sufficient densities to support express bus transit service between adjoining villages and nearby urban centers (e.g., other new growth areas or incorporated cities). Each village should contain all public facilities and services necessary for its development.
- b. Town center. The Specific Plan Area should contain one large town center that will operate as the institutional and social focal point of the community. The town center is to contain, at a minimum, a community meeting facility; formal outdoor gathering areas (e.g., amphitheaters); and the main offices and facilities for law enforcement, fire library, and other public services. Public, quasi-public, and institutional facilities should be centrally located in the town center.
- c. Village core areas. Mixed-use commercial core areas should be developed to provide service and neighborhood commercial needs, professional services, public, quasi-public, and institutional facilities, and high-density residential uses. Village core areas shall contain transit services to connect to nearby village areas, commercial centers, and regional employment areas, and to destinations beyond the boundaries of the Specific Plan Area.
- d. Public gathering areas. Commercial areas within town centers and village core areas shall be enhanced by incorporating outdoor public gathering areas into their design. Such areas are intended to facilitate social interaction by area residents and employees.
- e. Community open space areas. Each village area should contain a village green to be located adjacent to, or integrated into, the village core area. Community parks should be located adjacent to major open space and roadway corridors (see items i. and j. below). Community parks may serve as buffer areas between conflicting land uses (See the standards for Land Use Buffer Zones in the Placer County General Plan in Part I, page 19), within or adjacent to the specific plan area. All developed and undeveloped park areas should be linked by a system of greenways and parkways containing pedestrian and bicycle paths separated from vehicular

traffic.

- f. Pedestrian-oriented design Town center, village core, and regional employment areas shall be planned and designed to be pedestrian, bicycle, and transit accessible. Design elements that accommodate pedestrian and cyclists should take precedent over elements that primarily accommodate automobiles.
- g. Commercial areas:
  - (1) New commercial buildings shall be designed to provide maximum pedestrian accessibility. Primary ground floor commercial building entrances should orient to plazas, parks, or pedestrian-oriented streets rather than interior blocks or parking lots. Anchor retail buildings may have their entries from off-street parking lots; however, on-street entries are strongly encouraged.
  - (2) Street-level windows and numerous building entries are encouraged in town centers and village core areas. Arcades, porches, bays, and balconies are encouraged.
  - (3) If a wall of a primary commercial establishment does not have an entry on a pedestrian route, it shall include windows, display areas, and/or be lined with retail shops to provide visual interest to pedestrians.
  - (4) Entries into small shops and offices shall orient directly onto a pedestrian-oriented street. Buildings with multiple retail tenants should have numerous entries onto the street. Small, single-entry malls should be avoided. Off-street parking should be located at the rear of buildings with walkways leading to the street and entry.
  - (5) Commercial development shall be designed to provide varied and interesting building facades to provide pedestrian orientation. Building designs should provide as much variety as possible without creating a chaotic image. Facades should vary from one building to the next, rather than create an overly unified frontage. Covered walkways should be provided whenever possible.
- h. Residential areas Residential areas shall consist of the following three types:
  - (1) Village Residential These areas shall be located within walking distance of a village commercial core area. The housing should

consist of high-density single-family (with or without carriage or secondary dwelling units) and multi-family units.

(2) Single-family Residential. These areas should surround village residential areas at densities consistent with suburban residential development (e.g., 4 to 7 dwellings per acre). Subdivision design should provide opportunities for pedestrian and bicycle access to village core areas. Physical separation of single-family residential areas by such means as sound walls, berms, and major roads should be discouraged. Single-family residential areas should be incorporated into their village so village residential and single-family residential areas function as a single unit and are not separated by physical or design characteristics.

(3) Rural Residential. These areas should be located in buffer zones within the specific plan boundaries. Rural land uses shall only be considered in areas where residential land use is consistent with the standards in Part I for buffers (page 19). Rural residential densities of 0.2 dwellings per acre or more shall be allowed only when public sewer and water facilities are provided.

i Open space corridors. Existing and proposed linear open space corridors should be developed as a pedestrian, equestrian, and/or bicycle trail system. Existing corridors include, but are not limited to, stream and riparian areas (e.g., the Dry Creek corridor), power line easements, abandoned rail rights-of-way, existing public trails, and existing public roads and bridges that may be ultimately abandoned. The Dry Creek corridor shall be designed to provide bicycle/equestrian/pedestrian connections to similar facilities in Sacramento County near Gibson Ranch Park

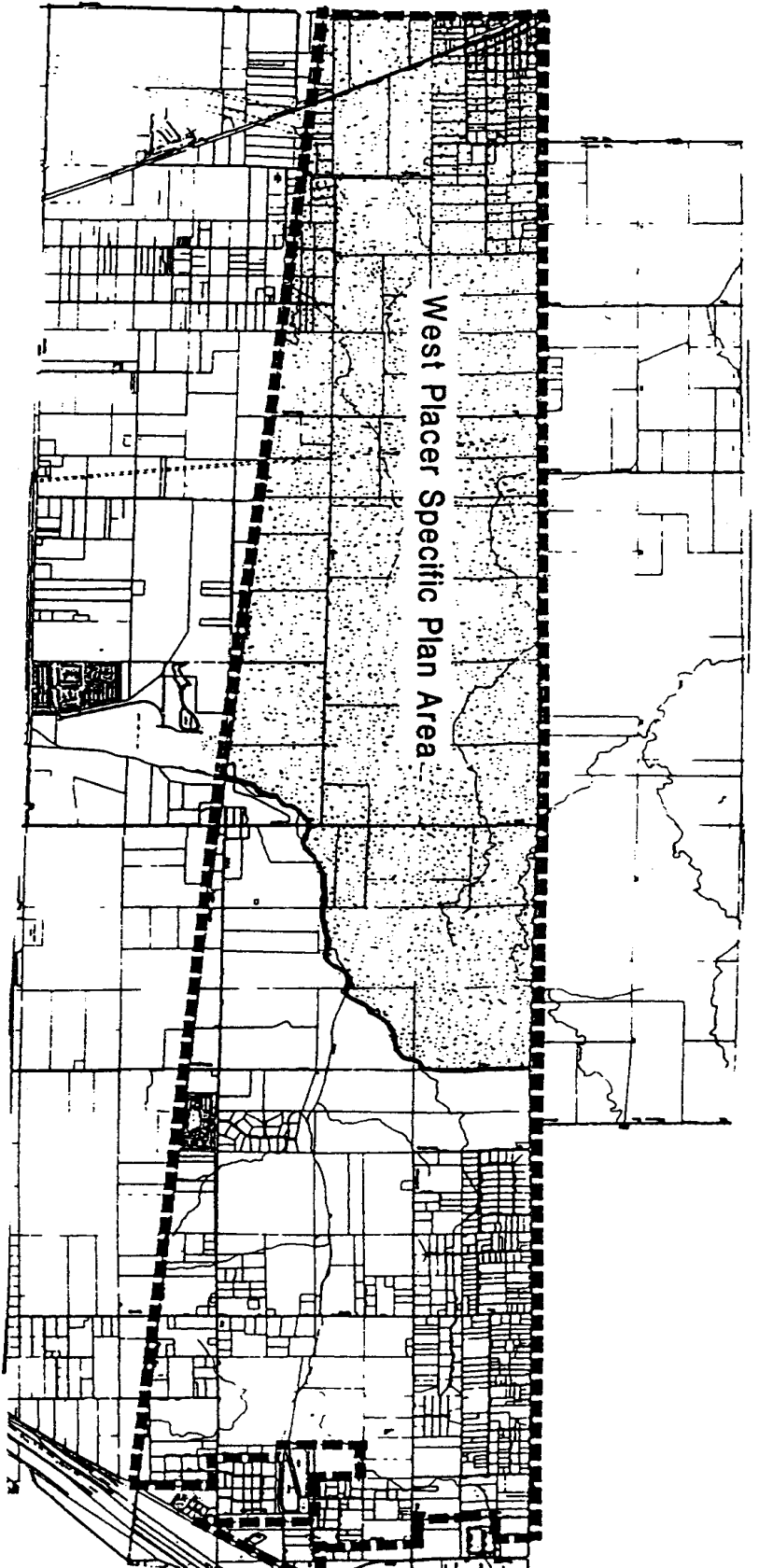
j Roadway corridors Collector and arterial roads shall be designed as landscaped corridors, including separated bicycle and pedestrian facilities within landscaped or native open space corridors and landscaped berms and medians

7. Phasing of Development Phasing shall maintain a balanced mix of land uses throughout development of the plan area and shall address necessary infrastructure and other relevant issues. Development in the West Placer Specific Plan Area shall be required to proceed in a logical fashion.

8. Agricultural water supply: Development within the Specific Plan Area should assist in the provision of affordable agricultural water to surrounding agricultural lands Sources of such agricultural water include reclaimed and retained water

and newly developed surface water sources.

- 9 Noise Development within the Specific Plan Area shall be designed to avoid aircraft noise impacts on noise sensitive uses, resulting from operations at McClellan Air Force Base No residential land uses shall be permitted in areas which exceed noise levels indicated in Table 9-3, page 122 of the Placer County General Plan



West Placer Specific Plan Area

DRY CREEK / WEST PLACER COMMUNITY PLAN

(GPA-299)

# Before the Board of Supervisors County of Placer, State of California

In the matter of:  
**A RESOLUTION AMENDING THE  
PLACER COUNTY GENERAL PLAN  
(HOUSING ELEMENT)**

Resol. No: 92-199

Ord. No:

First Reading

The following **RESOLUTION** was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held **JUNE 30 , 1992**  
by the following vote on roll call:

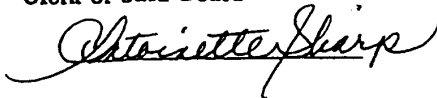
Ayes: OZENICK, FERREIRA, BELAND, HOGG, FLUTY

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

  
Chairman, Board of Supervisors

**WHEREAS**, State law requires that the Housing Element of the Placer County General Plan be updated every five years, and;

**WHEREAS**, the Placer County Board of Supervisors have prepared and considered a new Housing Element and;

**WHEREAS**, the Placer County General Plan Housing Element (1992) is in conformance with State law and is consistent with the Placer County General Plan, and;

**WHEREAS**, Placer County has acted in good faith in diligently preparing a Housing Element to meet the needs of a broad segment of society,

**BE IT HEREBY RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS,  
STATE OF CALIFORNIA, AS FOLLOWS:**

That the Placer County General Plan Housing Element is amended as attached herein (Attachment A) and is approved based upon the following Findings of Fact:

1. The Housing Element is consistent with the other elements of the Placer County General Plan.
2. The Housing Element has been prepared in the interests of the existing and future residents of Placer County in order to insure that housing opportunities exist for all income categories.
3. The Housing Element addresses the needs of special groups including seniors, large families, the disabled and the homeless.
4. The Housing Element seeks to preserve and rehabilitate the existing affordable housing stock.
5. The Housing Element provides policies which aim to provide quality housing opportunities for all income levels and age groups in Placer County based upon the fair share of the regional housing need as determined by the Sierra Planning Organization.
6. The Housing Element will not be detrimental to the health, safety, comfort, peace, morals or general welfare to the existing and future residents of Placer County.
7. The Housing Element satisfies the statutory requirements of the Government Code including Sections 65583, 65584, 65585, 65588 and 65589.8.



**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF PLACER, STATE OF CALIFORNIA**

Ord No 4602-B

In the matter of: **AN ORDINANCE AMENDING  
THE PLACER COUNTY ZONING ORDINANCE,  
CHAPTER 30, PLACER COUNTY CODE  
(REA-839)**

First Reading August 16, 1994

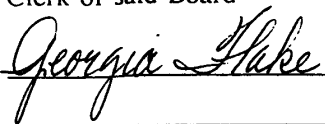
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 6, 1994, by the following vote on roll call:

Ayes:	OZENICK, LICHAU, UHLER, BLOOMFIELD, FERREIRA
Noes:	NONE
Absent:	NONE

Signed and approved by me after its passage

  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board

  
\_\_\_\_\_

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

That Chapter 30 of the Placer County Code, Zoning Maps 3C, 3D, 4A, 4C, 5C, 6C, 7C, 7D, 8A, 8B, 8C, 8D, 11D, 13AB, 13C, 15C, 17B, 19A, 20A, 22A, 23A, 23B, are hereby amended as shown on Exhibits 1 through 33 on file in the office of the Clerk of the Board of Supervisors.

NOTE GPA-299 (Placer County General Plan) was adopted concurrently with this rezoning

WHEREAS, State law does not require that these functional plans be adopted as elements of the Placer County General Plan; and

WHEREAS, the County wishes, as a part of adopting the new PCGP, to clarify what is, and is not a part of the PCGP,

NOW, THEREFORE, BE IT RESOLVED that the following adopted plans are not elements of the Placer County General Plan: Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports; the Solid Waste Management Plan, and the Hazardous Waste Management Plan.

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF PLACER, STATE OF CALIFORNIA**

Resol No 94-239

In the matter of: **A RESOLUTION DECLARING THAT  
THE ADOPTED PLANS LISTED BELOW ARE NOT  
ELEMENTS OF THE PLACER COUNTY GENERAL  
PLAN (GPA-299)**

First Reading \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held August 16, 1994, by the following vote on roll call:

Ayes: Ozenick, Lichau, Uhler, Bloomfield, Ferreira

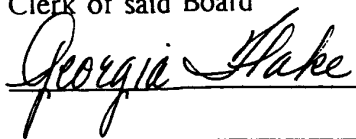
Noes: None

Absent: None

Signed and approved by me after its passage.

  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board

  
\_\_\_\_\_

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY RESOLVE:**

WHEREAS, Placer County has previously approved the Comprehensive Land Use Plans for the Truckee-Tahoe, Lincoln and Auburn Airports, the Solid Waste Management Plan, and the Hazardous Waste Management Plan; and